



David B. Cohen
Mayor

CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development
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Public Hearing Date: July 10, 2007
Land Use Action Date: **T.B.D.**
Board of Aldermen Action Date: September 17, 2007
90-Day Expiration Date: October 8, 2007

TO: Board of Aldermen

FROM: Michael Kruse, Director of Planning and Development
Nancy Radzevich, Chief Planner
Robert Merryman, Senior Planner

SUBJECT: Petition #199-07 of PETER N. AND TRACY SACHS for a SPECIAL PERMIT/SITE PLAN APPROVAL to convert an existing carriage house to a home office at 20 HUNTER STREET, Ward 3, WEST NEWTON, on land known as Sec. 32, Blk. 7, Lot 19 containing approx. 11,540 sf. of land in a district zoned SINGLE RESIDENCE 2.

Cc: Mayor David B. Cohen

The purpose of this memorandum is to provide the Mayor, Board of Aldermen and the public with technical information and planning analysis which may be useful in the special permit decision making process of the Board of Aldermen. The Planning Department's intention is to provide a balanced view of the issues with the information it has at the time of the public hearing. There may be other information presented at or after the public hearing that the Land Use Committee of the Board of Aldermen will consider in its discussion at a subsequent Working Session.

EXECUTIVE SUMMARY

The petitioner is seeking a special permit to convert an existing detached carriage house at the rear of an existing single family dwelling into an architectural office (a home business). The petitioner is also requesting a waiver from the parking ordinance to be allowed to use tandem parking in order to meet the 3 stall parking requirement for the existing single-family residence and proposed office.

I. ELEMENTS OF THE PETITION

The 11,540 sq. ft. subject property is located at 20 Hunter Street, in West Newton. The site is currently improved with a 2-story Mansard-style single-family residence and a 1 1/2-story detached carriage house, which the petitioner is proposing to convert it into a home business, for use as an architectural office.

The existing carriage house was originally designed for parking of a single vehicle and contains approximately 580 sq. ft. on the first floor. The petitioner is proposing to convert 380 sq. ft. of ground floor area to the architectural office and retain 200 sq. ft. of ground floor area for storage. The attic will also be used as a storage area.

The petitioner is an architect and has stated that he intends to have one staff person for a total of two people working within the proposed home office.

With the home business, the petitioner would be required to provide a total of three parking stalls on-site – two for the single-family residence and one for the home business. The petitioner is proposing to accomplish this by providing two stalls in front of the carriage house, with one tandem stall located behind one of these two stalls.

The Chief Zoning Code Official has reviewed this project in his memorandum dated June 12, 2007 (SEE ATTACHMENT "A").

II. ZONING RELIEF BEING SOUGHT

The petitioner is seeking approval through or relief from the following sections of the Zoning Ordinance:

- 1. Section 30-8(c)11(d) – to allow the use of a detached accessory building for the primary purpose of a home business i.e. architectural office;*
- 2. Section 30-19(d)(1) – to allow an exception under Section 30-19(m) for tandem parking to serve the single-family residence and the home business;*
- 3. Section 30-23 – for Site Plan Approval; and*
- 4. Section 30-24 for a Special Permit.*

III. SIGNIFICANT ISSUES FOR CONSIDERATION

In reviewing this petition, the Board should consider the following:

- ♦ *Whether this site is appropriate for a home business;*
- ♦ *Whether the conversion of the existing carriage house into a home business will have any adverse effect on immediate abutters or the surrounding neighborhood; and*
- *Whether tandem parking is appropriate for meeting the parking requirements for this home business.*

IV. CHARACTERISTICS OF THE SITE AND NEIGHBORHOOD

A. Site

The 11,540 sq. ft. subject property is located at 20 Hunter Street, in West Newton and is currently improved with a 2-story Mansard-style residence and a (ca. 1870) 11/2 story detached Italianate style carriage house with one parking stall.

On January 26, 2007, the petitioner reviewed his plans with the Newton Historical Commission (NHC). Although the garage was determined to be "historic," based on the Newton Demolition Delay Ordinance, the NHC determined that the areas of the structure to be demolished, on the rear façade and in the rear corner of the right façade were "Not Preferably Preserved," as the most important features of the structure were being retained. (*SEE ATTACHMENT "B"*)

The petitioner has a building permit and is currently renovating the garage. The petitioner has indicated that the building permit was issued to replace the foundation in order to save the structure.

According to the site plan, the existing garage is located in the southeast corner of the property approximately 0.1 ft from the (south) rear lot line and 2.1 ft. from the (east) side lot line. The site is steeply sloping from the rear elevation of 90 ft. to the street elevation of 78 ft. The site is well maintained and landscaped.

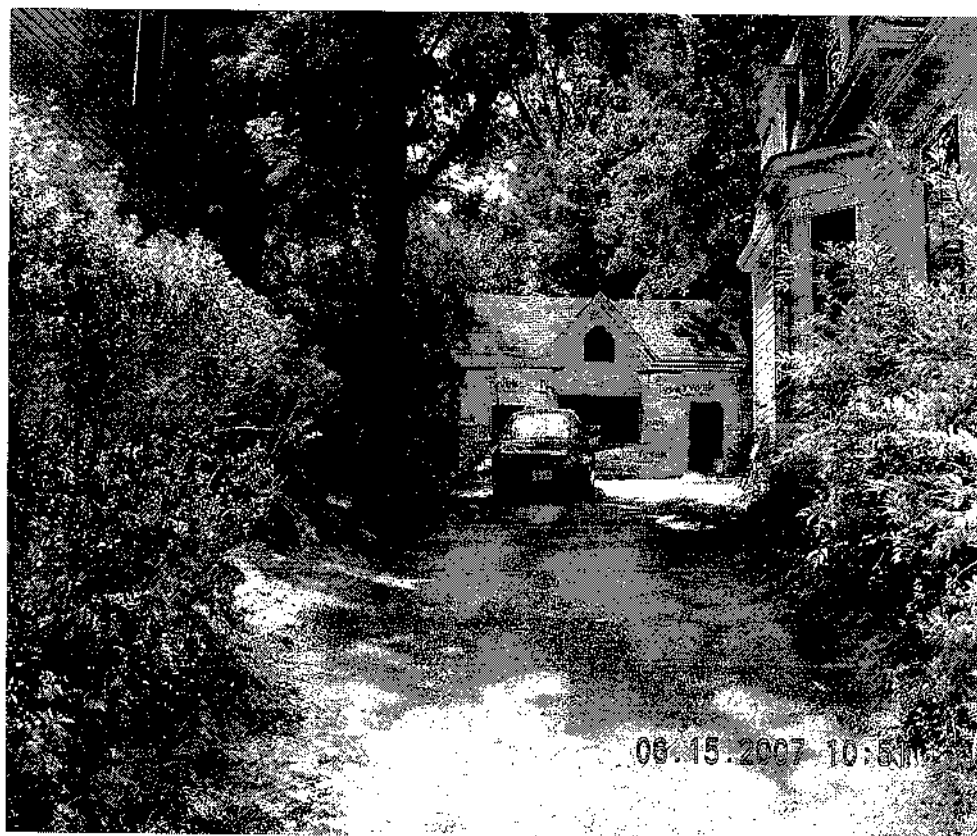
B. Neighborhood

The subject property is located in West Newton, just south of the Turnpike and the West Newton Business District. The surrounding neighborhood is comprised primarily of single-family residences, and several two-family dwellings.

The site and neighborhood to the south are within a Single Residence 2 District. Across Hunter Street is a small Multi Residence 1 District that acts as a transitional zone to the West Newton Business 1 District to the north.



VIEW OF EXISTING RESIDENCE AND CARRIAGE HOUSE, CURRENTLY UNDER RENOVATION



VIEW OF EXISTING CARRIAGE HOUSE, CURRENTLY UNDER RENOVATION



VIEW OF THE NORTH SIDE STREETScape

V. ANALYSIS

A. Technical Analysis — Dimensional Controls

The following table compares the existing garage to the technical requirements for an accessory building in a Single Residence 2 District, and with the home business requirements:

SINGLE RESIDENCE 2 (ACCESSORY STRUCTURES)	REQUIRED	EXISTING & PROPOSED
Minimum lot size	10,000 sq. ft.	11,540 sq. ft.
Frontage	80 ft.	128.8 ft.
Setbacks		
Front	25 ft.	91 ft.
Side	5 ft.	2.1 ft. (east)
Side	5 ft.	2.6 ft. (west)
Rear	5 ft.	0.1 ft.
Building height	18 ft.	12.39 ft.
Max. # of stories	1 1/2-stories	1 1/2-stories
Max. ground floor area	423.3 sq. ft.	398 sq. ft.

As illustrated above, the existing carriage house, which is being renovated and is proposed to be used as a home business, is nonconforming with respect to the rear and side yard setbacks. Although the petitioner is currently renovating the building, there

will be no increase in the size of the structure and the proposed renovation will not result in further encroachment of the structure into the existing non-conforming setbacks.

B. Technical Review — Home Business Requirements

The following table compares the proposed home business with the requirements for such use, as per Sections 30-1 and 30-8(c.) of the Zoning Ordinance:

ORD. SEC.	REQUIREMENT	COMPLIES
30-1 Home Bus def.	Proposed architect office home business (HB) is one of allowed home business uses	Yes
30-1 Home Bus def.	Proposed architect office HB will be conducted by resident of property.	Yes
30-8(c)(1)	HB is clearly incidental and secondary to residential use.	Yes
30-8(c)(10)	In a SF dwelling where an accessory apartment is authorized by special permit, maximum 1 HB may be located within the principal dwelling.	N/A
30-8(c)(11)d)	Detached accessory building is not used as an accessory apartment.	Yes
30-8(c)(2)	HB area does not exceed 30% of ground floor area of dwelling unit.	Yes
30-8(c)(3)	HB will have maximum 1 nonresident employed in support position.	Yes
30-8(c)(4)	HB will have maximum 3 clients present at any one time.	Yes (Petitioner proposing 1 at a time)
30-8(c)(5)	FIB will have no on-premises storage of merchandise for sale.	N/A
30-8(c)(5)	HB will only have on-premises storage of for sale merchandise produced solely on premises.	N/A
30-8(c)(6)	HB will have no exterior display or storage of merchandise	N/A
30-8(c)(6)	HB will limit signage to 1 non-illuminated identification sign, max. 1 sq. ft. in size.	N/A
30-8(c)(7)	HB will not engage in wholesale or retail sales on the premises, except as allowed under 30-8(c)(5).	N/A
30-8(c)(8)	HB will not generate listed adverse effects or disrupt tranquility or safety of immediate neighborhood. Also see para. 4, above.	Yes

The proposed architectural office use meets all of the requirements for a home office in a Single Residence 2 District.

C. Parking Requirements

The following table compares the proposed home business with the requirements for such use, as per Sections 30-8(c.) and 30-19:

ORD. SEC.	REQUIREMENT	COMPLIES
30-8(c)(9) 30-19(d)(1)	Two parking stalls are provided for the dwelling unit.	Yes
30-8(c)(9)	Net one stall is provided for HB use. Also see para. 5., above.	Yes
30-19(d)(1)	Parking configuration meets tandem provision. Also see para. 5., above and Zoning Relief Summary.	No
30-19(g)(1)	Parking configuration meets side setback requirement.	Yes
30-19(g)(3)	Driveway meets minimum width requirement. Also see para. 5., above.	Yes

With the home business, the petitioner is required to provide a total of three parking stalls on-site — two for the single-family residence and one for the home business. The petitioner is proposing to accomplish this by providing two stalls in front of the carriage house, with one tandem stall located behind one of these two stalls.

D. Relevant Site Plan Approval Criteria

1. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent streets.

The driveway appears to be long enough to not only accommodate the required 3rd parking stall for the home business use, but also any short-term parking for clients. The parking configuration should not result in any safety issues, related to vehicles or pedestrians.

2. Adequacy of the methods for disposal of sewage, refuse, and other wastes and of the methods of regulating surface water drainage.

The Associate City Engineer has indicated that no on-site drainage containment is needed since no significant impervious surfaces are being added. (*SEE ATTACHMENT "C"*).

3. Provision for off-street loading and unloading to the servicing of the buildings and related uses on-site

The petitioner stated that there are no deliveries and that all necessary supplies would be picked up, personally.

4. Screening of parking areas and structures on the site from adjoining premises or from street by walls, fences, plantings or other means.

The petitioner is proposing to plant seven (7) new arborvitae (4-5 ft. high at installation) to screen the outdoor parking stalls from the immediate abutter at 16 Hunter Street. The petitioner will be building an addition, by right, on the west side of the residence that should shield the driveway from the abutter at 28 Putnam Street. The Planning Department is concerned about proposed location of the arborvitae hedge, as it appears to conflict with the parking layout. *Prior to or at the public hearing, the petitioner should clarify the location of the*

proposed plantings in relation to proposed parking layout.

5. Consideration of site design, including the location and configuration of structures and the relationship of the site's structures to nearby structures in terms of major design elements including scale, material, color, roof and cornice lines.

The carriage house is located in the southeast corner of the lot, and work has already begun on renovations, under a building permit issued on January 5, 2007. The plans show removal of the rotted wooden floor and replacement with a 4" cement slab and 14" footings. Based on the submitted elevations, the structure will be clad with clapboard siding and 3 Tab Asphalt Singles. Windows appear to be a combination of styles from 2 over 2 to 9 over 9 double hung windows.

6. Avoidance of the removal or disruption of historic resources on or off-site.

Although the garage was determined to be "historic," based on the Newton Demolition Delay Ordinance, the NHC determined that the areas of the structure to be demolished, on the rear facade and in the rear corner of the right facade were "Not Preferably Preserved," as the most important features of the structure were being retained. (SEE ATTACHMENT "B")

E. Relevant Special Permit Criteria

1. The specific site is an appropriate location for such use structure

The architectural office, as proposed, appears to be a low-intensity use and seems to work well within the historic carriage house. The site appears to be large enough to accommodate this use, without impacting the residential character of the site or streetscape.

2. The use as developed and operated will not adversely affect the neighborhood.

The proposed home office use should not adversely affect the surrounding neighborhood as other than improvements to the facade of the carriage house and the provision for an additional parking space, the character of the site will remain in tact. In providing tandem parking, more open space can be retained on-site and the resulting parking configuration is much more reflective of a residential use.

3. There will be nuisance or serious hazard to vehicles or pedestrians

See Comments under Sections V. D. I. and 2., above.

4. Access to the site over streets is appropriate for the types(s) and Number(s) of vehicles involved.

The petitioner has indicated that there will be no deliveries to the site for office supplies; few, if any, onsite client visits; and the employee is expected to work time. As such, the Planning Department believes that the limited traffic

generated by this low-intensity home office can be easily accommodated by Hunter Street.

VL SUMMARY

The petitioner is seeking a special permit to convert an existing detached carriage house at the rear of an existing single family dwelling into an architectural office (a home business). The petitioner is also requesting a waiver from the parking ordinance to be allowed to use tandem parking in order to meet the 3 stall parking requirement for the existing single-family residence and proposed office.

Given the nature of the proposed use, the size of the lot and the driveway and parking configuration, the conversion of the existing carriage house into a home office appears to be appropriate for this site, and should have little if any impact on the surrounding neighborhood.

Prior to the Working Session, the petitioner should submit a landscape plan to the Planning Department showing sufficient screening of the garage and the proposed parking stalls, and clarifying the location of such screening in relation to the proposed parking area.

Zoning Review Memorandi ATTACHMENT A

Dt: June 12, 2007

To: Peter & Tracy Sachs, represented by G. Michael Eirce, esq.

Fr: Juris Alksnitis, Chief Zoning Code Official

Cc: Michael Kruse, Director, Department of Planning and Development
John Lojek, Commissioner of Inspectional Services

Re: Zoning review of prop. home business in a detached accessory structure.

Applicant: P & T. Sachs

Site: 20 Hunter St.

SBL: Section 32, Block 07, Lot 19

Zoning: Single Residence 2

Lot Area: 11,540 sq. ft.

Current use: Single family dwelling and carriage house.

Prop. use: Single family dwelling and home business in a detached accessory structure.

Background:

The applicant seeks to convert an accessory outbuilding for use as an architectural office in a detached accessory "carriage house" type structure, in a manner consistent with the historic architectural characteristics of the property. Built circa 1870 in conjunction with the mansard roof style main dwelling, this property is listed within the Newton Historic Resources listing (Form B, Inventory #3666). It appears the carriage house has been used for various storage and garaging purposes over the years. The subject carriage house pre-exists the adoption of Ordinance V-273, Dec. 6, 1999 regulating accessory buildings. Section 30-8(c)(11) requires the grant of a special permit from the Board of Aldermen for a home business located in a detached accessory building.

Administrative determinations

1. *Section 30-8(a)(4)* allows home businesses subject to compliance with *Section 30-1, Definitions* and *Section 30-(8)(c), Home Businesses*, together with *Section 30-15* dimensional and density provisions and *30-19*, parking requirements. Home businesses proposing to locate within a detached accessory building need a special permit from the Board of Aldermen pursuant to *Section 30-8(c)(11)d* and *30-24*. The site is located within an SR-3 zoned lot deemed to be a pre-1953 lot. The following analysis is based upon the submitted materials referenced in Plans and Materials Reviewed, below.
2. *Sections 30-1* and *30-8(c)* establish use provisions pertaining to home businesses. The proposed architect's home business office meets the applicable requirements.
3. *Section 30-15, Table I, Density and Dimensional Controls in Residence Districts and For Residential Uses*, together with *Section 30-15(m)* set forth requirements pertaining to accessory buildings. While the existing carriage house meets the current front setback requirement, it is closer than 5 ft. to side and rear lot lines.

However, as this is a pre-existing nonconforming condition that will not be altered, zoning relief is not required. Although no expansion of the existing building is proposed, structural repairs will be undertaken along with internal renovations to convert the first level for use as a home business office for the owner, who is a practicing architect. The upper level, which has no stair access, will remain an attic used for storage purposes. The subject carriage house pre-exists the adoption of Ordinance V-273, Dec. 6, 1999 regulating accessory buildings. The current owner who recently purchased this property found that a back portion of the accessory building overlapped the rear property line. This has since been corrected, bringing the overlapping section of the rear wall inside the lot to within 0.1 ft. of the rear lot line. As the change reduced a pre-existing non-conforming condition, no special permit is needed pursuant to *Section 30-21(c)*.

Section 30-15(m)(3) establishes a 1.5 story limit for accessory buildings. Submitted plans indicate that, as the upper floor will continue to serve as an attic space as defined in *Section 30-1, Attic*, this space does not constitute a half-story. As a result, the accessory building is a one-story structure meeting the 1.5 story limit.

4. *Section 30-8(c)(2) – (8)* establishes various additional criteria pertaining to home businesses. These include, but are not limited to maximum gross floor area for a home business and considerations such as non-resident employment, maximum number of clients, restricted on-premises storage and sale of merchandise, limited signage, as well as a list of prohibited adverse impacts on the neighborhood. A home business may not produce: noise, vibration, glare, fumes, odors, electrical interference, or traffic congestion beyond normal levels for the immediate area. In addition, the home business may not "...result in the repeated disruption of the peace, tranquility, or safety of the immediate residential neighborhood." Information provided by the petitioner suggests the proposed architect home office will meet the above requirements.
5. *Section 30-8(c)(9)* together with *Sections 30-19(d)(1)*, and *30-19(g)(1) and (3)* establish the requirements for parking facilities in conjunction with home businesses. The total net number of required parking spaces is 3, taking into account the reduction factor of 1 [calculation: 2 spaces for 1 F dwelling + 2 spaces for the home business (398 sq. ft./200=2) minus reduction factor of 1 = 3]. While submitted plans indicate three conforming spaces, placement of the stalls results in an arrangement blocking more than the one tandem space allowed for the main dwelling. This necessitates a waiver pursuant to *Section 30-19(m)* to allow an additional "tandem type" space serving the home business. A supplemental letter provided by the owner's surveyor, VTP Associates indicates that the driveway as altered meets the minimum 12 ft. driveway width at the curb and within the site.
6. Although no screening requirements are prescribed for parking serving home businesses, the applicant has indicated a row of proposed Arbor Vitae along the side lot line. However, as several Arbor Vitae appear to encroach on the closest parking space, the petitioner needs to provide a landscaping detail ensuring a workable screening plan. A supplemental letter provided by the owner's surveyor, VTP Associates, states that a planting detail will be provided ensuring that there will be no encroachment into the parking spaces. The applicant may wish to consider a design consistent with parking screening provisions set out in *Section 30-19(i)*.

7. The subject carriage house was built circa 1870 and is also subject to *Section 22-44, Demolition Delay* provisions that apply to buildings over 50 years old. The Sr. Historic Preservation Planner has reviewed the proposed plans and determined that the largely interior work does not trigger review by the Newton Historical Commission. Proposed alterations involving partial demolition of the rear, corner right facade of the main dwelling were reviewed by the Commission Jan. 25, 2007. The Commission's Record of Action, Jan. 26, 2007, indicates that this other demolition work on the main house affected elements deemed "not preferably preserved."
8. While the applicant intends to provide certain new landscaping to screen parking, submitted plans do not indicate whether any tree removal will occur. The petitioner is responsible for complying with Sections 20-31 through 20-39, *Tree Preservation Ordinance*.
9. While the applicant has submitted no information pertaining to lighting, the petitioner is responsible for complying with Ordinance X-142, Light Ordinance, as set out in Sections 20-23 through 20-28 with respect to *Light Pollution* and *Light Trespass*, respectively.
10. While the applicant has not provided any information pertaining to fencing, the petitioner is responsible for meeting the requirements of *Section 20-40, Regulation of Perimeter Fences*.
11. The submitted plans comply with the Newton Zoning Ordinance except as outlined in the "Detached Home Business Zoning Criteria " below.
12. See "Zoning Relief Summary" below.

Ordinance	<i>Detached Home Business Zoning Criteria</i>	
	Home Business Use	<i>Complies</i>
30-1 Home Bus def.	Proposed architect office home business (HB) is one of allowed home business uses	Yes
30-1 Home Bus def.	Proposed architect office HB will be conducted by resident of property.	Yes
30-8(c)(1)	HB is clearly incidental and secondary to residential use.	Yes
30-8(c)(10)	In a SF dwelling where an accessory apartment is authorized by special permit, maximum 1 HB may be located within the principal dwelling.	N/A
30-8(c)(11)d)	Detached accessory building is not used as an accessory apartment.	Yes
	Accessory Building	
30-15, Table 1	Meets front setback for primary dwelling in the SR1 zone.	Yes
30-15(m)(1)	Meets 5 ft. side and rear setbacks for accessory building. Also see para. 3, above.	No
30-15(m)(2)	Meets 18 ft. height limit for accessory building.	Yes
30-15(m)(2)	Meets 18 ft. habitable space limit.	Yes
30-15(m)(3)	Meets 1.5-story limit for accessory building.	Yes

Ordinance	<i>Detached Home Business Zoning Criteria (cont.)</i>	<i>Complies</i>
	Home Business in Detached Accessory Building	
30-8(c)(2)	HB area does not exceed 30% of ground floor area of dwelling unit.	Yes
30-8(c)(3)	HB will have maximum 1 nonresident employed in support position.	Yes
30-8(c)(4)	HB will have maximum 3 clients present at any one time.	Yes
30-8(c)(5)	HB will have no on-premises storage of merchandise for sale.	N/A
30-8(c)(5)	HB will only have on-premises storage of for sale merchandise produced solely on premises.	N/A
30-8(c)(6)	HB will have no exterior display or storage of merchandise	N/A
30-8(c)(6)	HB will limit signage to 1 non-illuminated identification sign, max. 1 sq. ft. in size.	N/A
30-8(c)(7)	HB will not engage in wholesale or retail sales on the premises, except as allowed under 30-8(c)(5).	N/A
30-8(c)(8)	HB will not generate listed adverse effects or disrupt tranquility or safety of immediate neighborhood. Also see para. 4, above.	Yes
	Parking	
30-8(c)(9) 30-19(d)(1)	Two parking stalls are provided for the dwelling unit.	Yes
30-8(c)(9)	Net one stall is provided for HB use. Also see para. 5., above.	Yes
30-19(d)(1)	Parking configuration meets tandem provision. Also see para. 5., above and <i>Zoning Relief Summary</i> .	No
30-19(g)(1)	Parking configuration meets side setback requirement.	Yes
30-19(g)(3)	Driveway meets minimum width requirement. Also see para. 5., above.	Yes

Ordinance	<i>Zoning Relief Summary</i>	<i>Action Required</i>
	Home Business in Detached Accessory Building	
30-8(c)(11)d)	Approval of architect home business office in detached accessory building.	X
	Accessory Building	
	N/A	N/A
	Parking	
30-19(d)(1) 30-19(m)	Waiver to allow tandem parking type arrangement serving home business.	X
	Site	
30-23	Approval of site plan, including parking and landscaping.	
	Special Permit	
30-24(d)	Approval of special permit for home business in detached accessory building.	X

Plans and Materials Reviewed:

41.

- Record of Action, Newton Historical Commission, January 26, 2007'
- Letter dated May 8, 2007, from G. Michael Peirce, Re: 20 Hunter St./home office/detached accessory structure/Zoning Review.

- Letter dated June 11, 2007, from Joe Porter, VTP Associates, Inc.
- Plan titled "Topographic Plan of Land, Newton, MA showing proposed conditions at #20 Hunter St.", dated May 3, 2007, prepared by VTP Associates, Inc., Land Surveyors – Civil Engineers, 132 Adams St., Suite 3, Newton, MA 02458, stamped and signed by James J. Abely, Professional Land Surveyor.
- Plan titled "Area Plan of Land in Newton, MA", dated May 3, 2007, prepared by VTP Associates, Inc., Land Surveyors – Civil Engineers, 132 Adams St., Suite 3, Newton, MA 02458, stamped and signed by James J. Abely, Professional Land Surveyor.
- Plan set titled "Sachs Carriage House, Home Office Plan, 20 Hunter St., Newton, MA", dated 1/5/07, last revised 4/10/07, prepared by Peter Sachs, Architect, 20 Hunter St., Newton, MA, stamped and signed by Peter Sachs, Registered Architect.
 - > A-1 – Containing floor plans, window schedule, and partial section
 - > A-2 – Containing elevations and roof plan



David B. Cohen
Mayor

CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

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RECORD OF ACTION

DATE: January 26, 2007

SUBJECT: 20 Hunter Street — Demolition Review — Rear Facade, Portion of Right Facade

At a scheduled meeting and public hearing on January 25, 2007 the Newton Historical Commission, by a vote of 7 to 0, passed the following motion:

RESOLVED to find the areas to be demolished on the rear facade and in the rear corner of the right facade of the ca. 1870s Italianate style cottage to be **Not Preferably Preserved** as the most important features of both facades are not being impacted by the proposed demolition.

Voting in the Affirmative: John Rodman, Chairman; David Morton, Rodney Barker, Charles McMillan, Nancy Grissom, William Roesner, Alfred Wojciechowski

Lara Kritzer, Acting Secretary



David B. Cohen
Mayor

CITY OF NEWTON, MASSACHUSETTS

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Newton Historical Commission Demolition Review Decision

Date: 11.1.2011 **Zoning & Dev. Review Project #** Or)C:

Address of structure: _____

Type of building : _____

If partial demolition, feature to be demolished is 17.7.

The building or structure:

is 17.7. HISTORIC as defined by the Newton Demolition Delay Ordinance (See below).

is NOT HISTORIC as defined by the Newton Demolition Delay Ordinance.

Demolition is not delayed and no further review is required.

Because the building or structure:

is NOT in a local historic district.

is NOT on the National Register.

is NOT historically or architecturally important at the local, State or federal level.

is NOT located within 150 feet of a local historic district.

The building and/or feature (partial demolition):

is **PRERERABLY PRESERVED — PLEASE SEE BELOW.**

is **NOT PREFERABLY PRESERVED — Demolition is not delayed.**

Demolition

is delayed until _____

is not delayed because the delay has been WAIVED — see attached for Conditions.

v

Determination made by:

SEE ATTACHED RECORD OF ACTION FOR PROPERTIES DETERMINED HISTORIC

CITY OF NEWTON
ENGINEERING DIVISION
MEMORANDUM

To: Alderman George Mansfield, Land Use Committee Chairman

From: John Daghlion, Associate City Engineer

Re: Special Permit — 20 Hunter Street

Date: June 28, 2007

CC: Lou Taverna, PE City Engineer (via email)
Nancy Radzevich, Chief Planner (via email)
Linda Finucane, Associate City Clerk (via email)
Bob Merryman, Planner (via email)

In reference to the above site, I have the following comments for a plan entitled:

*Topographic Plan of Land
Showing Proposed Conditions
At #20 Hunter Street
Newton, MA
Prepared by: VTP Associates Inc.
Dated: May 3, 2007*

Drainage:

1. Since there are no significant impervious surfaces being added, no on-site drainage is required.

Water & Sewer:

1. A detailed profile is needed which shows the existing water main, proposed water service(s), sewer main and proposed sewer service(s) with the slopes and inverts labeled to ensure that there are no conflicts between the sewer services and the water service. The minimum slope for a service is 2.0%, with a maximum of 10%. Pipe material shall be 6" diameter SDR 35 PVC pipe within 10' of the dwelling then 4" pipe per Massachusetts State Plumbing Code.
2. The proposed water & sewer services must be separated horizontally a minimum of 10-feet.

General:

1. The contractor is responsible for contacting the Engineering Division and scheduling an appointment 48 hours prior to the date when the utilities will be made available for an inspection of water & sewer service. The utility in question shall be fully exposed for the inspector to view; backfilling shall only take place when the City's Inspector has given their approval. *This note should be incorporated onto the plans*
2. The applicant will have to apply for a Utilities Connecting Permit with the Department of Public Works prior to any construction. *This note must be incorporated onto the site plan.*
3. The applicant will have to apply for a Building permits with the Department of Inspectional Service prior to any construction.
4. Prior to Occupancy permit being issued, an As-Built Plan shall be submitted to the Engineering Division in both digital format and in hard copy. The plan should show all utilities and final grades, any easements and final grading. *This note must be incorporated onto the site plan.*
5. If a Certificate of Occupancy is requested prior to all site work being completed, the applicant will be required to post a Certified Bank Check in the amount to cover the remaining work. The City Engineer shall determine the value of the uncompleted work. *This note must be incorporated onto the site plan.*

If you have any questions or concerns please feel free to contact me @ 617-796-1023.